

Item # _____

Prepared by: Gloria Kelly
Shelby County Land Bank

Approved by: _____
County Attorney

RESOLUTION APPROVING THE SALE OF THIRTEEN (13) COUNTY OWNED DELINQUENT TAX PARCELS, ACQUIRED FROM SHELBY COUNTY TRUSTEE TAX SALE NOS. 0005, 46, 96.2, 99.4, 0203, 0206, 0303, 0403, AND 0406, TO IDENTIFIED PURCHASERS AT VARIOUS PRICES COLLECTIVELY TOTALING \$71,500.00, PURSUANT TO THE SALE PROVISIONS OF T.C.A. §67-5-2507 AND AUTHORIZING THE SHELBY COUNTY MAYOR TO EXECUTE QUIT CLAIM DEEDS. SPONSORED BY COMMISSIONER HENRI BROOKS.

WHEREAS, Shelby County has acquired thirteen (13) Delinquent Tax Parcels from Shelby County Trustee Tax Sale Nos. 0005, 46, 96.2, 99.4, 0203, 0206, 0303, 0403, and 0406, which parcels being more particularly described in the listing thereof, which is attached hereto as Exhibit "A", and incorporated herein by reference; and

WHEREAS, Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said Delinquent Tax Parcels to secure purchase offers for each; and

WHEREAS, The purchase offers received for said Delinquent Tax Parcels were publicly advertised for increased offers pursuant to T.C.A. §67-5-2507 in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price; and

WHEREAS, It is deemed to be in the best interest of Shelby County to sell said thirteen (13) Delinquent Tax Parcels to the identified purchasers for the sale prices as listed in said Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, That the sale of the aforementioned thirteen (13) Delinquent Tax Parcels, acquired from Shelby County Trustee Tax Sale Nos. 0005, 46, 96.2, 99.4, 0203, 0206, 0303, 0403, and 0406, to the identified purchasers for the sale prices listed in said Exhibit "A", collectively totaling \$71,500.00, be and the same is hereby approved.

BE IT FURTHER RESOLVED, That the Mayor be and is authorized to execute a Quit Claim Deeds conveying the same, along with any other documents necessary for the closing of the Delinquent Tax Parcel sales described herein.

BE IT FURTHER RESOLVED, That this Resolution shall take effect from and after the date it shall have been enacted according to due process of law, the public welfare requiring it.

Shelby County Mayor

Date: _____

ATTEST:

Clerk of County Commission

ADOPTED _____

SUMMARY SHEET

I. Description of Item

A Resolution approving the sale of thirteen (13) County owned Delinquent Tax Parcels acquired from Shelby County Trustee Tax Sale Nos. 0005, 46, 96.2, 99.4, 0203, 0206, 0303, 0403, and 0406. Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said parcels to secure purchase offers for each. The purchase offers received were publicly advertised for increased offers in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit “A”, as representing their highest and best sale price. Base upon the above, it is hereby recommended by the Administration that the sale of these thirteen (13) Delinquent Tax Parcels be approved.

II. Source and Amount of Funding

Amount Expended/Budget Line Item

All Costs (Direct/Indirect)

Additional or Subsequent Obligations or Expenses of Shelby County

III. Contract Items

Offer to Purchase

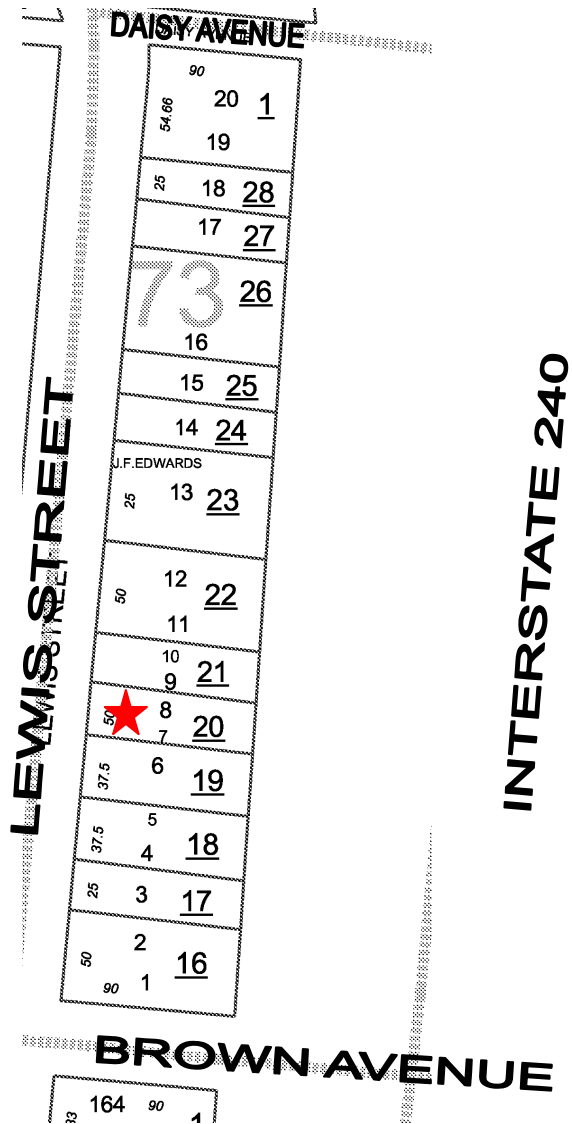
Quit Claim Deeds

IV. Additional Information Relevant to Approval of this Item

N/A

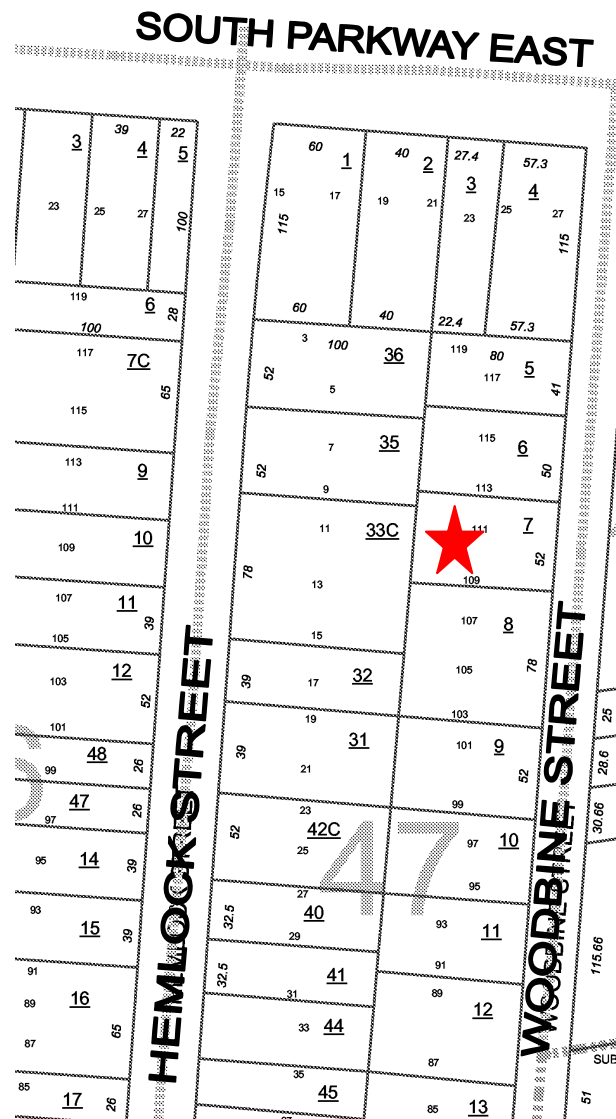
EXHIBIT "A"									
EXHIBIT #	TAX SALE	WBP	ADDRESS LOT SIZE	ZONING CODE	TOTAL TAXES AND FEES	PURCHASER	EVALUATION	SALES PRICE	PLANNED USE
1564	0303	02107300000200	1052 Lewis St. 50' x 90'	R-D	\$3,967.56	Joseph Griffin	\$2,000.00	\$1,800.00	Investment
5724	96.2	02604700000070	1383 Woodbine St. 52' x 80'	R-D	\$6,993.17	Gregory Jones	\$1,800.00	\$1,400.00	Investment
7496	0406	04707600000040	2739 Lamar Ave. 50' x 153'	C-H	\$49,370.81	Fayez Elkhayyat	\$30,000.00	\$25,000.00 Comm. Bldg.	Investment
8408	0203	04906200000030	641 E. Mallory Ave. 50' x 139'	R-D	\$17,240.57	Luther Lipsey & Nellene Lipsey	\$2,500.00	\$1,000.00	Investment
4443	46	05002800000120	2207 Florida St. 75' x 125'	C-L	\$7,019.56	Trustees Old Time Holiness Ministries	\$3,000.00	\$1,500.00	Church Property
8645	0406	052082000000970	908 Baltic St. 61' x 125'	R-D	\$5,108.89	Phuong Hoang Thi To	\$4,000.00	\$3,500.00 House	Investment
9104	0403	058100000000550	4088 E. Mallory 50' x 311'	RS-6	\$9,620.99	Katina Golden	\$4,000.00	\$3,500.00 House	Investment
10725	0206	061004000000080	959 Ethel St. 41' x 112'	R-D	\$7,007.45	Trustees River of Life Ministries	\$1,800.00	\$1,800.00	Church Property
10736	0203	061004000000670	2362 Enterprise 50' x 100'	R-D	\$7,353.51	Trustees River of Life Ministries	\$2,000.00	\$2,000.00	Church Property
12162	99.04	0730220D00025C	Cherry Center Dr. 100' x 179'	R-MM	\$5,550.48	Association of Islamic Charitable Projects	\$10,000.00	\$7,000.00	Investment
12163	99.04	0730220D00026C	Cherry Center Dr. 99' x 179'	R-MM	\$6,610.82	Association of Islamic Charitable Projects	\$10,000.00	\$7,000.00	Investment
11345	0005	0730220D00027C	Cherry Center Dr. 98' x 180'	R-MM	\$10,434.27	Association of Islamic Charitable Projects	\$10,000.00	\$7,000.00	Investment
12392	0203	0730220D000280	Cherry Center Dr. 135' x 175'	R-MM	\$17,571.88	Association of Islamic Charitable Projects	\$12,000.00	\$9,000.00	Investment
13 Properties							Total	\$71,500.00	

Ward 21



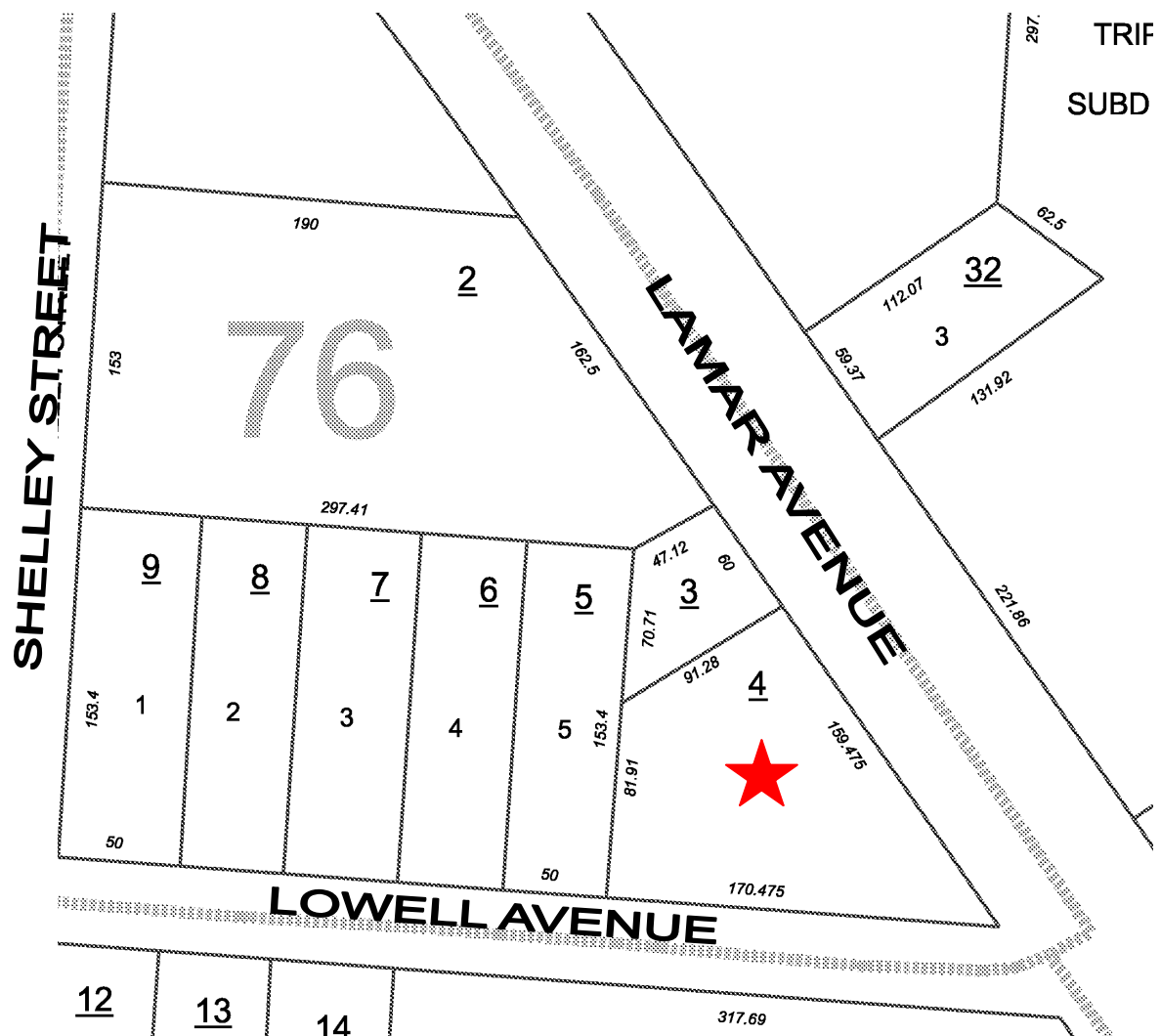
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Ward 26



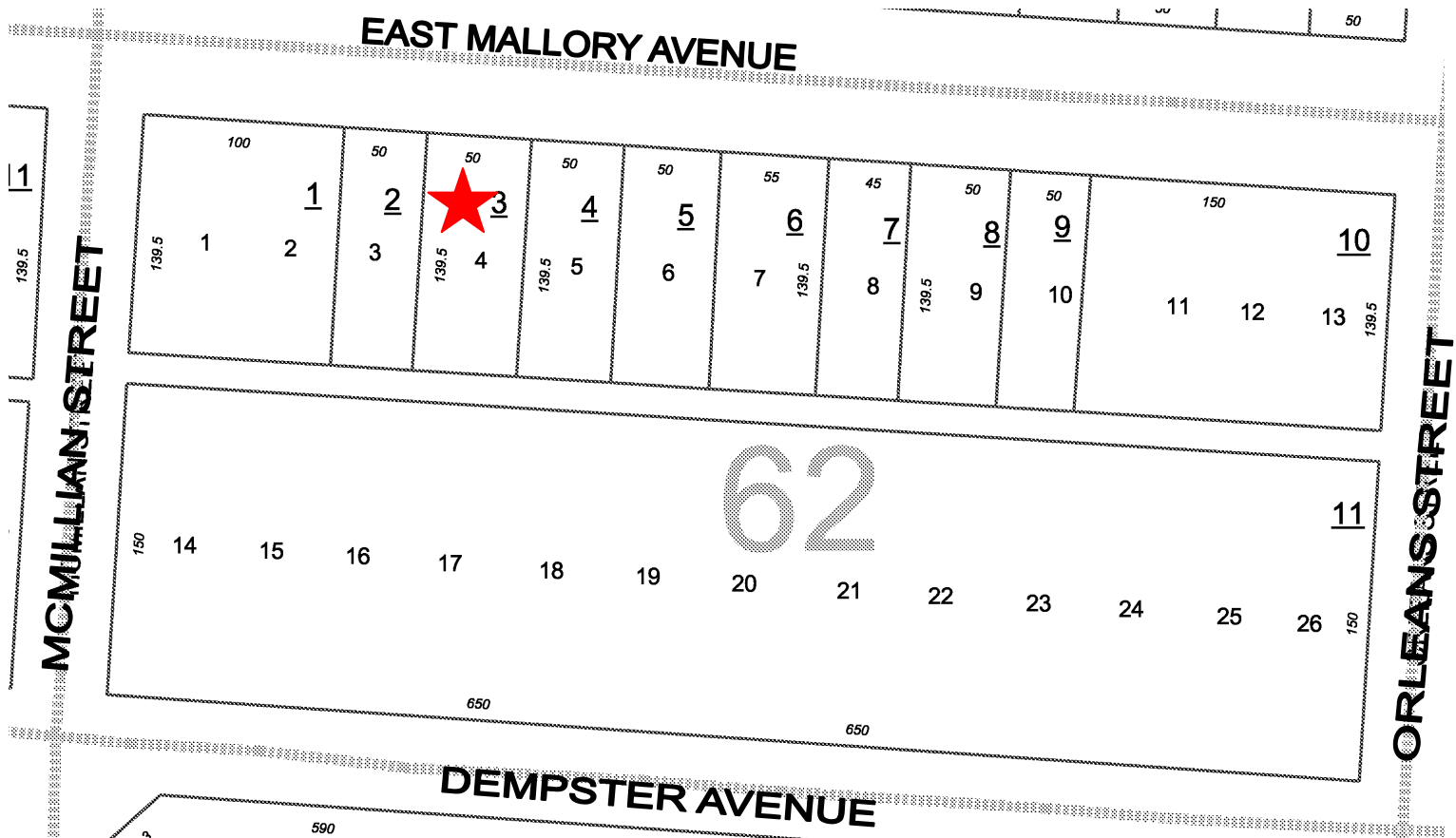
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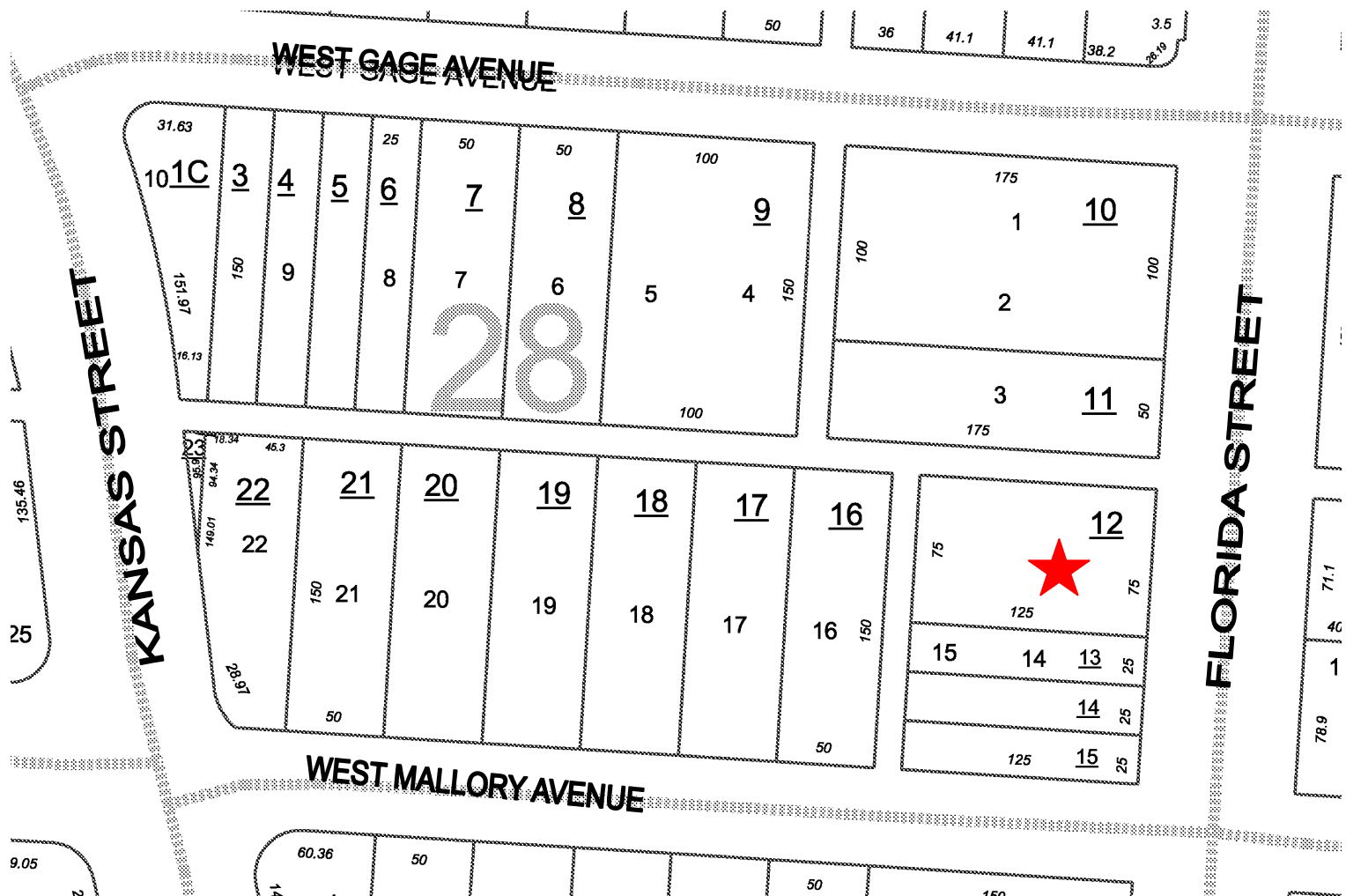
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Ward 49



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Ward 50



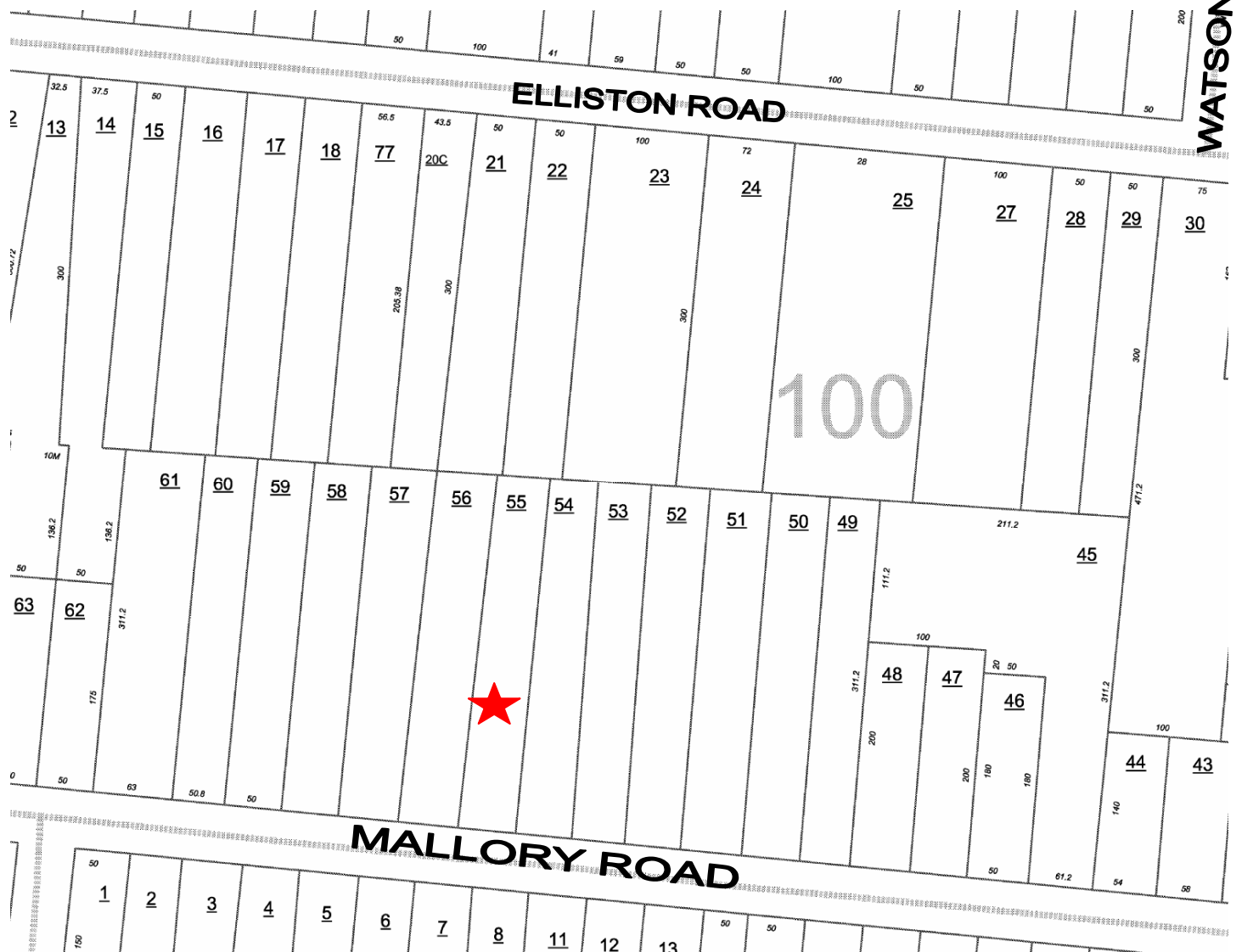
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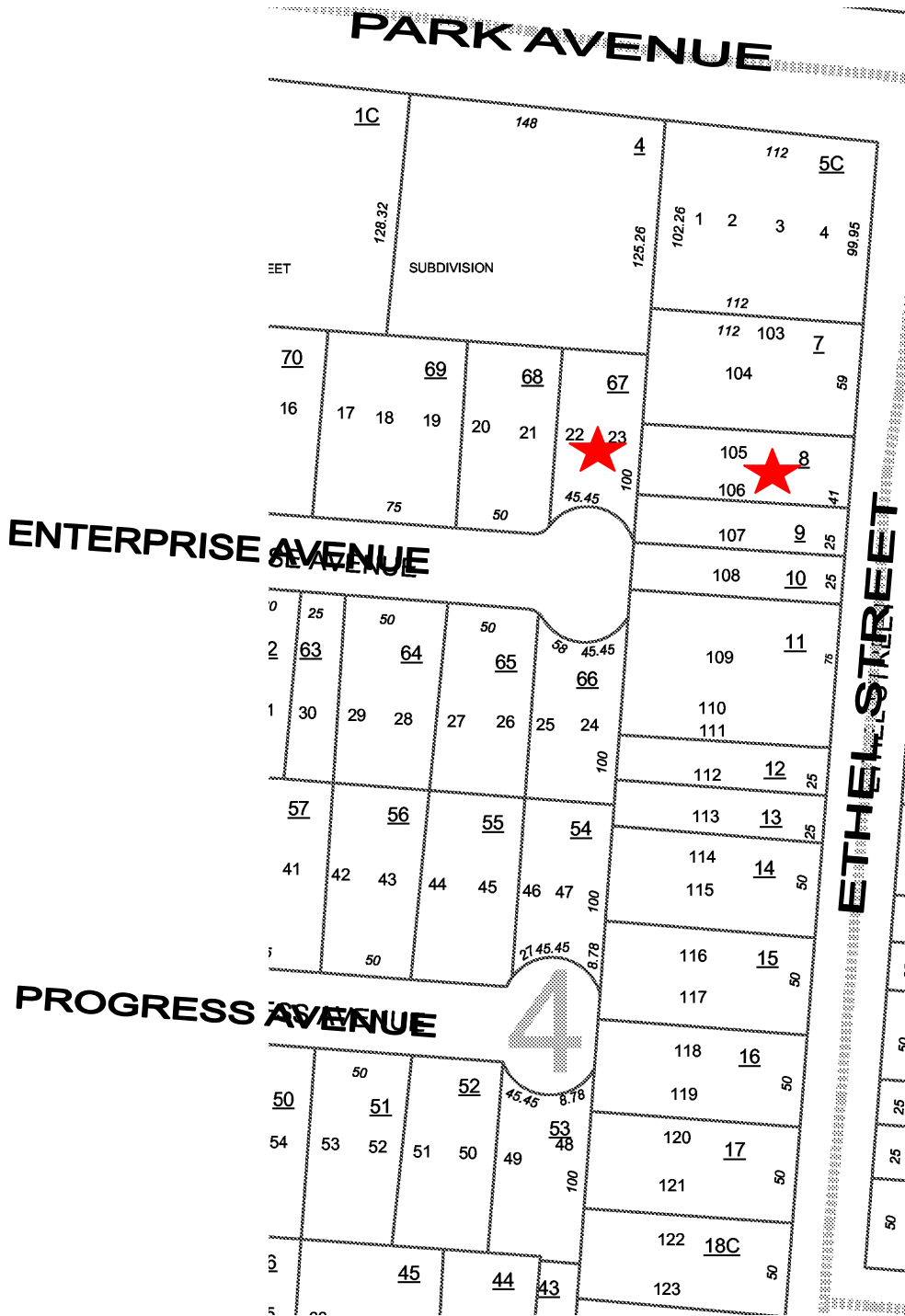
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Ward 58



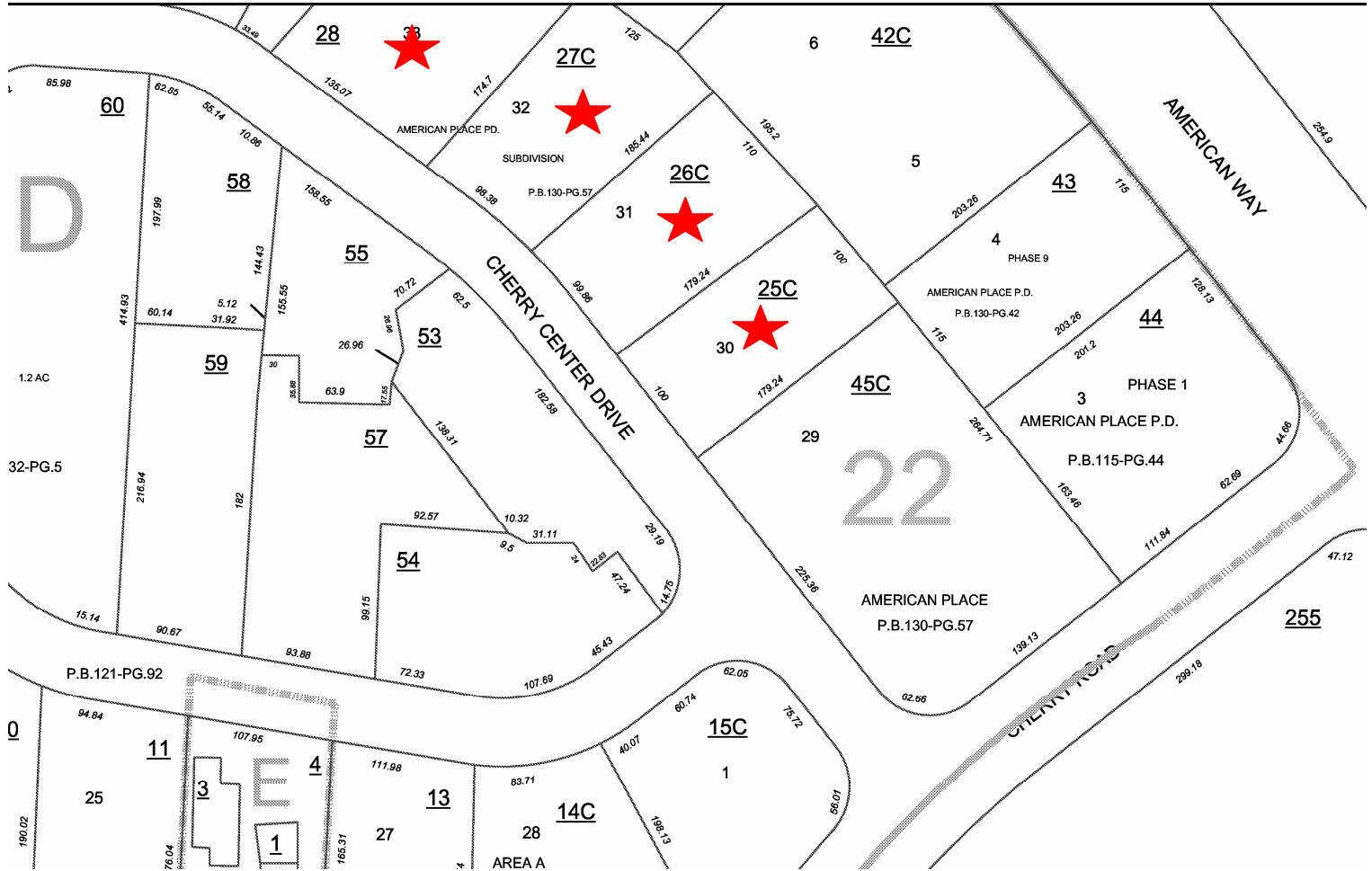
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Ward 61



061 0040 0 00008 0 / 061 0040 0 00067 0

Ward 73



073 0220 D 00025 C / 073 0220 D 00026 C / 073 0220 D 00027 C / 073 0220 D 00028 0

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Joseph Griffin Date 09/21/09

Address P.O. Box 70548 38107

Phone 650-7300

Company Name n/a

Company Address _____

Subject Property Address 1052 Lewis St.

Subject Property ID # 021 0730 0 00020 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) Joseph Griffin
Signature

(x) 9.21.09
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Gregory Jones Date 09/23/09

Address 1389 Woodbine St. 38106

Phone 277-5963.

Company Name n/a

Company Address _____

Subject Property Address 1383 Woodbine St.

Subject Property ID # 026 0470 0 00007 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes ☐ No ☒

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes ☐ No ☒

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(X)  _____
Signature

9/23/09
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Fayez Elkhayyat Date 09/11/09

Address 1452 S. Trezevant St. 38114

Phone 210-0414

Company Name n/a

Company Address _____

Subject Property Address 2739 Lamar Ave.

Subject Property ID # 047 0760 0 00004 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) Fayez Elkhayyat
Signature

(x) 9-11-09
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Luther Lipsey & Nellene Lipsey (H & W) Date 09/17/09

Address 645 E. Mallory Ave. 38106

Phone 744-6346

Company Name n/a

Company Address _____

Subject Property Address 641 E. Mallory Ave.

Subject Property ID # 049 0620 0 00003 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) Nellene Lipsey
Signature

(x) 9/17/09
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Trustees Old Time Holiness Ministries Date 09/02/09

Address 25 W. Mallory Ave. 38109

Phone 942-1990 / © 438-3434 Johnny L. Moore, II

Company Name n/a

Company Address _____

Subject Property Address 2207 Florida St.

Subject Property ID # 050 0280 0 00012 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
 Address _____
 Address _____
 Address _____
 Address _____

I certify that the above information I have provided is accurate and correct.

(x) Johnny L. Moore II
 Signature

(x) 9/2/09
 Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Phcong Hoang Thi To Date 09/22/09

Address 1230 Breeze Valley Dr., Cordova, TN 38018

Phone 751-3690

Company Name n/a

Company Address _____

Subject Property Address 908 Baltic St.

Subject Property ID # 052 0820 0 000970 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
 Address _____
 Address _____
 Address _____
 Address _____

I certify that the above information I have provided is accurate and correct.

(x) Phcong
 Signature

(x) 9/22/09
 Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Katina Golden Date 09/10/09

Address 3425 Swanson St. 38115

Phone 797-8589 / 2622392

Company Name n/a

Company Address _____

Subject Property Address 4088 E. Mallory Ave.

Subject Property ID # 058 1000 0 00055 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes ___ No ✓

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes ___ No ✓

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____

Address _____

Address _____

Address _____

Address _____

I certify that the above information I have provided is accurate and correct.

(x) 
Signature

(x) 9-10-09
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Trustees Rivers of Life Ministries Date 09/11/09

Address 134 N. Bass St., Whiteville, TN 38075

Phone 359-3572 Fred Espinoza

Company Name n/a

Company Address _____

Subject Property Address 959 Ethel St. / 2362 Enterprise Ave.

Subject Property ID # 061 0040 0 00008 0 / 061 0040 0 00067 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) Alfred L. Espinoza
Signature

9/11/09
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Association of Islamic Charitable Projects Date (x)

Address 4609 Tchulahoma Rd. 38118

Phone 336-6235 Ghassan El-Tayech

Company Name n/a

Company Address _____

Subject Property Address Cherry Center Drive

Subject Property ID # 073 0220 D 00025 C / 00026 C / 00027 C / 00028 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No (x)

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No (x)

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) Ghassan El-Tayech
Signature

(x) 10-1-09
Date